Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254938
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Sprink Wood and Rough Pitty Side

Callow, near Wirksworth, Derbyshire

Offers Around £575,000 are invited for this property

84.21 Acres (34.05 Hectares)

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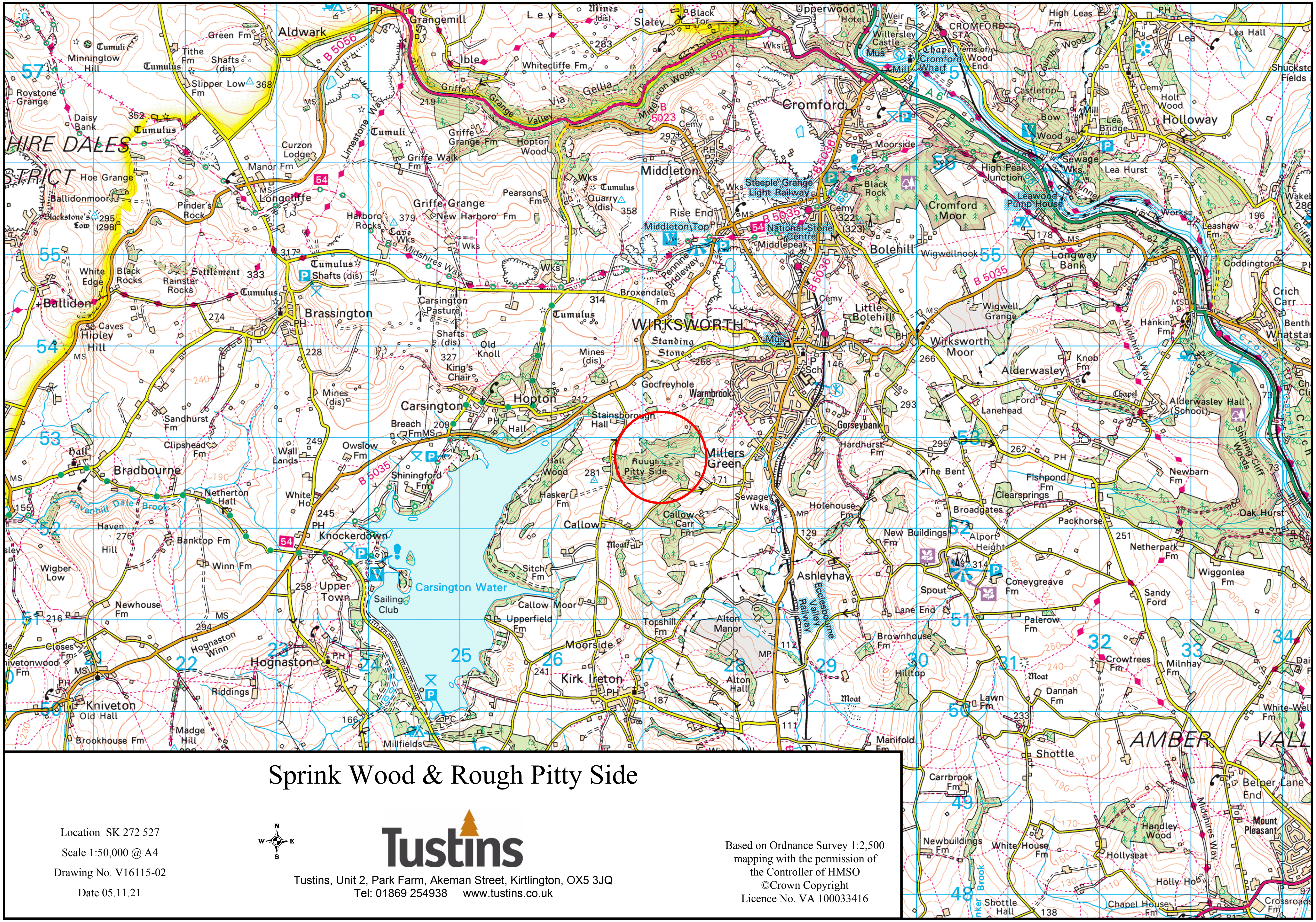

Sprink Wood & Rough Pitty Side

Location SK 272 527

Scale 1:50,000 @ A4

Drawing No. V16115-02

Date 05.11.21

N W E S

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Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
Tel: 01869 254938 www.tustins.co.uk

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Sprink Wood and Rough Pitty Side

84.21 Acres (34.05 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: SK266527 Lat/Long: 53.071495,-1.603474 Nearest Post Code: DE4 4PU
What 3 Words: bends.urgent.importers

Offers Around £575,000 are invited for this property

An impressive and characterful woodland with conifers dating from the 1960s together with ancient native woodland. A stream runs through the centre of the wood. Sporting rights included.

Selling Agents

Tustins Chartered Forestry Surveyors
For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared November 2021.

LOCATION

The nearest large town is Matlock and the woodland is situated a few miles south west of Wirksworth in Derbyshire.

What 3 Words: bends.urgent.importers

DESCRIPTION

Sprink Wood and Rough Pitty Side is situated only 3 miles outside the Peak District National Park in attractive Derbyshire countryside and to the east of Carsington Water. It is understood the woodland was formerly part of the Alton Manor Estate owned by the Walthall family.

This single parcel of woodland has two distinct woodland types offering the owner both amenity and commercial prospects.

The mature broadleaves in Sprink Wood live up to its Ancient Woodland status and you will discover undisturbed natural areas with gnarly oaks and long-reaching beech. This area is undulating and slopes slightly down to a quaint stream. In the middle areas there is ash peppered with willow and alder as the ground gets wetter. There is an unmade track into the wood providing access for weekend activities and extracting timber.

Rough Pitty Side is the more commercial area with standing mature pine and beech along the south perimeter. The centre section of this wood was mostly larch until recently when it was felled, and has now been replanted with Douglas fir, Norway spruce and Scots pine in the dry areas, with the water areas regenerated with alder. There is also a mature plantation of beech to the east that has high quality offerings and is carpeted with bluebells in the spring.

The pine and beech are estimated to be 50 years old and once the established restocking has reached head height in about 5 years time it will be appropriate to start felling or thinning this highly valued timber.

Rough Pitty Side is characterised by steep sides and resembles an old quarry. It is considered to have been created in Roman or medieval times to supply rough building stone, and possibly was a source of lead as this is geologically present in the area.

The wood has road frontage on its western boundary. A track enters from a council road at its highest point and skirts around the edge of the quarry round to Sprink Wood at the bottom. The track was effective in hauling the timber out of the wood and there is a stacking area near the entrance. Some surfacing work has been done recently and the track is suitable to take a car the full length of Rough Pitty Side into Sprink Wood.

The owner has obtained permission for a shipping container to serve as useful storage for managing the woodland and weekend activities. This is positioned at the entrance to Sprink Wood and is included in the sale. The Permission document is available from the Selling Agents upon request.

Sprink Wood and Rough Pitty Side has recently been brought into management. There is an agreed management plan in place which includes felling and thinning permissions and a copy is available from the Selling Agents upon request.

Stocking Summary			
Cpt	Species	P. Year	Area (ha)
1	SP/BE	1960s	6.72
2	MC/MB restock	2019	11.99
3	NS/ALD/SP/OK	1960s	3.43
4	AH/SY/BE/OK/MB	pre 1900s	12.01
		Total	**34.15**

NB:

This summary is produced from historic information and purchasers should undertake their own inspection and assessment prior to offering.

Beyond the woodland attributes both sites, with the appropriate permissions, present an excellent opportunity for development into a small mountain bike park or other amenity activities (for example a drone flying school).

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

MANAGEMENT

The wood is managed by Tilhill Forestry Ltd, Unit 3, Woodland Lodge, Longhedge Lane, Alverton, Nottinghamshire, NG13 9PL. Tel 01653 696083. Their Warren Bishop will be pleased to discuss past and future management with prospective purchasers.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. The purchaser will be expected to satisfy themself as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

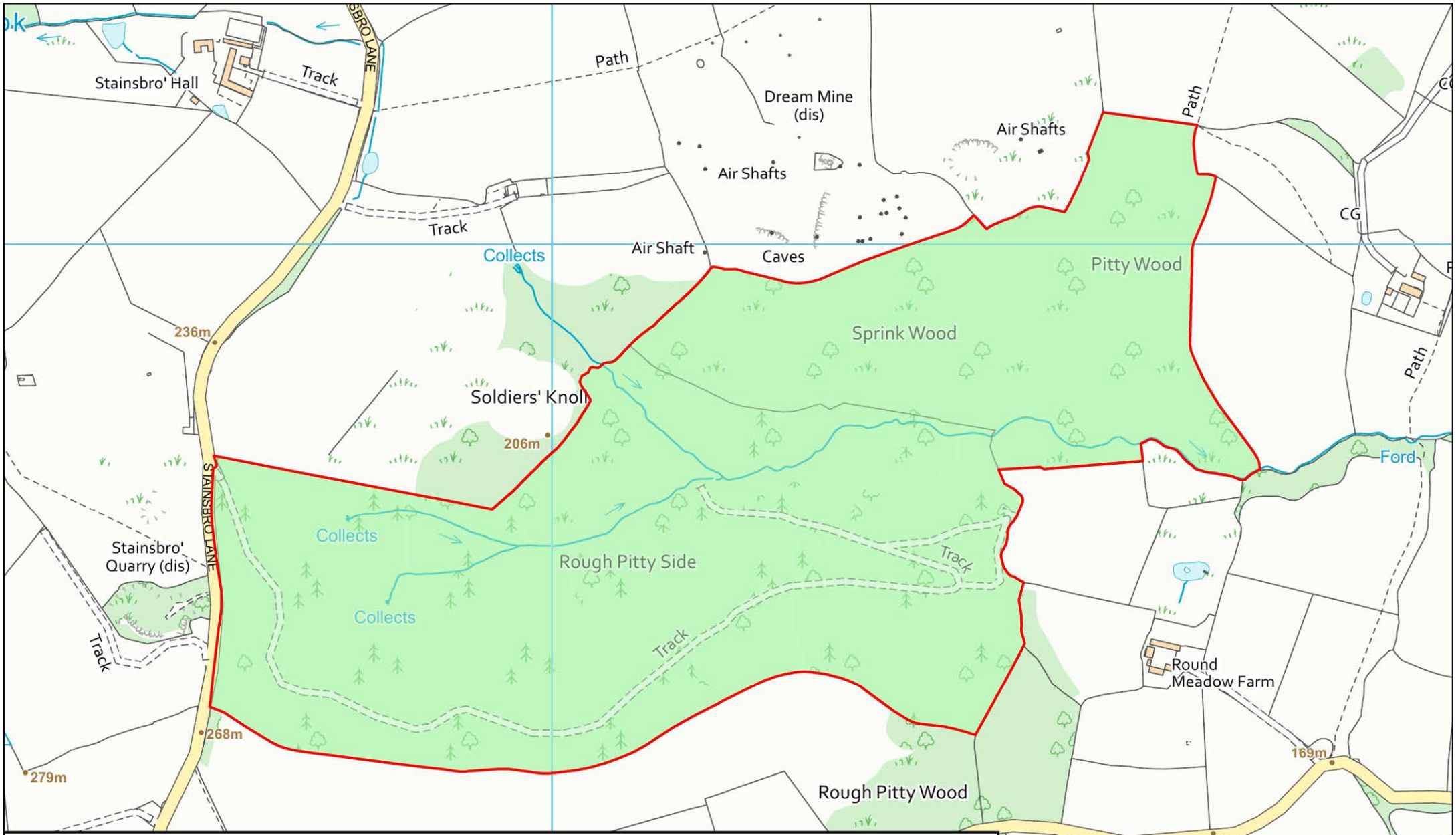
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Sprink Wood and Rough Pitty Side is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk



Sprink Wood & Rough Pitty Side

Location SK 272 527
Scale 1:5,000 @ A4
Drawing No. V16115-01
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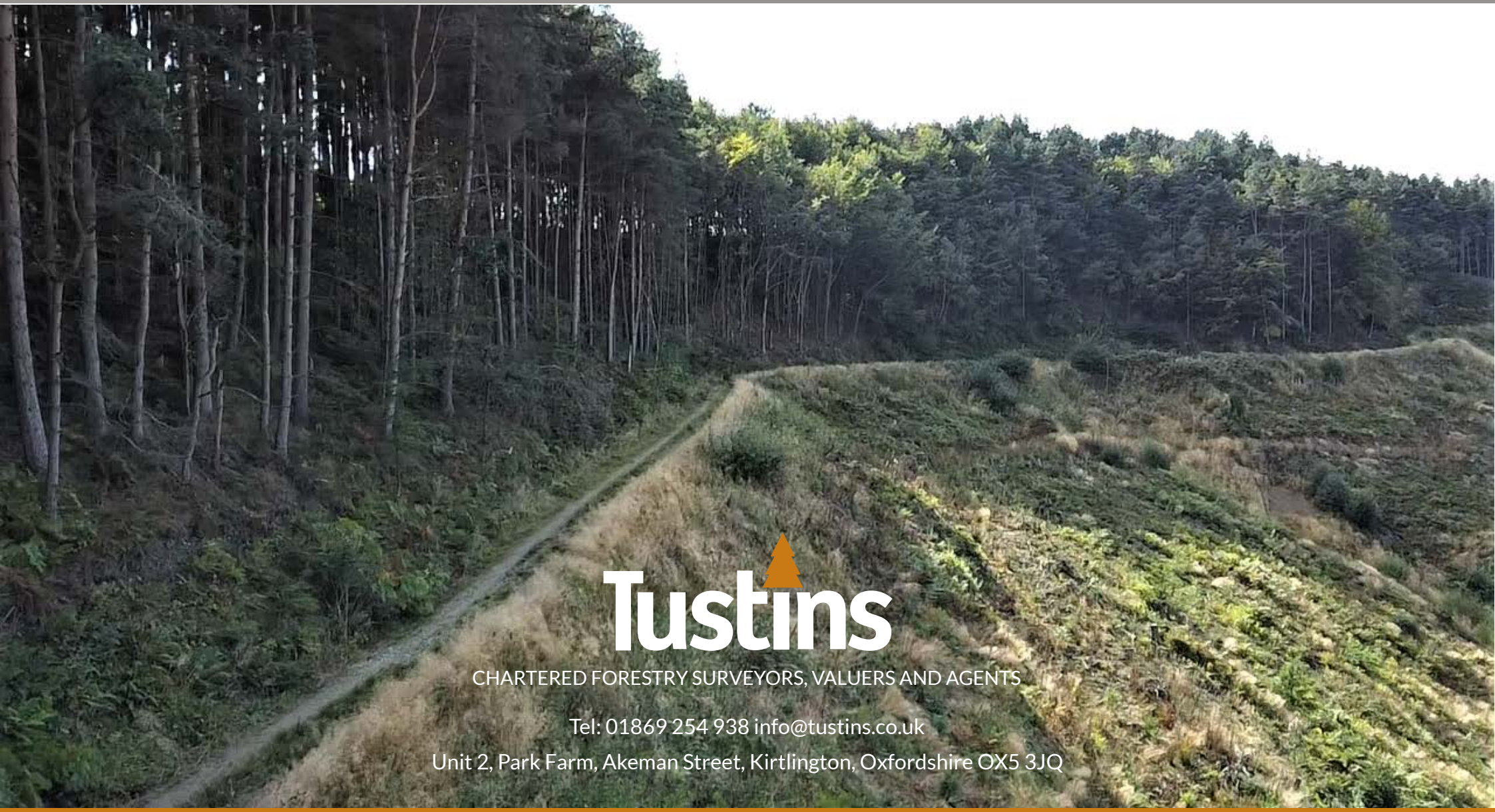
SPRINK WOOD AND ROUGH PITTY SIDE

Callow, near Wirksworth, Derbyshire



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